



STATE OF CONNECTICUT
DEPARTMENT OF CONSTRUCTION SERVICES
Bureau of School Facilities



SCHOOL BUILDING PROJECTS ADVISORY COUNCIL

Friday, June 22, 2012
9am-12pm.

Legislative Office Building
300 Capitol Avenue, Hearing Room 1C
Hartford, CT

Meeting Minutes –Final Draft

Item 1: Introduction of Council Secretary Lisa C. Rochester

- Obtain contact information for Lisa through the DCS web site.

Item 2: Approval of April 2012 meeting minutes

- Discussion regarding Items 4 and 5 of the minutes
 - Item 4: Current value of current Priority List budget- estimated at \$550 mil.
 - Item 4: Current payments (to date) on outstanding projects--estimated grant payments for progress payment projects for fiscal year ending June 30, 2012, is approximately \$350 million. Estimated bond payments \$12-15 million.
- Mission statement draft is on the web site

Motion to accept April 2012 meeting minutes with corrections

Item 3: Review of current budget of Council (\$40,000)

- Used for regular expenses
- Possibly to hire a consultant
- Copying presentation materials
- Currently untouched but available

Item 4: Discuss Research Materials

- Square foot costs
- Suggestion: Research other states to look at trending from around 1998 to current time
- Suggestion: Link square foot costs and graph data documents when appropriate
- Suggestion: Have Council consider costs associated with acquisition costs/controlling and understanding costs
- Renovation projects discussed involving hazardous materials; lead, paint, etc.
- Suggestion: Budget audit of sample projects (5 elementary, 5 middle, 5 high schools)
- CT comparison of \$400-500 per square foot to national average of a new school \$230 per square foot.

- Phasing Plan-looking for ways to speed the process
- Reimbursement rate used to manage costs-/reflects town wealth
- Understanding why urban locations cost more to build (site costs are exceptional in urban areas due to age of district, archaeological significant sites high, site development-flood hazard zone)
- Suggestion: Cost in urban areas need to be evaluated to consider as coming to a conclusion of our mission
- State only pays for work on site
- Offsite costs include traffic signals, sidewalks, driveways, utility costs which are ineligible
- Final definition of cost construction include-everything
 - Reimbursement rate –State pays back to the district
 - District pays the rest
- Important- If a project is not managed well, fees associated are rejected by design consultants
- Observation pit not done can drive up costs of construction projects
- Site costs vary from project to project
- Suggestion: Gather construction budget of 10-15 projects to look at
- Suggestion: Sample of schools –important (5 schools reimbursed at 80%, 5 schools reimbursed at 20% and some in the middle)

Commentary on Research Approach

- Address space standard issues and cost per sqft. issues
- Pre/Kindergarten and middle schools are off than what is recommended
- Science areas; discussed Maine, NY, Mass., in comparison
- Formulas of programmatic issues differ from each other
- Media centers, cafeteria, art centers, gymnasiums and how they differ from other schools
- What the origin of space standards is? Developed in 1995 or before and is it still applicable?
- Price per square foot cap as a different consideration
- How other states incorporate variable in their equations
- Dept. of Ed. will have standards to be put in place for architects to access
- Finding a fairer and simpler way to save costs
- Being open to high quality buildings and green elements of design
- Bring schools from minimum level to more acceptable level

Item 5: Establishment of Public Hearing Date (to get testimonies)

Discussion regarding public hearing procedures

Before next Council meeting, hold a public hearing to be broadcast by CT-N to formulate the Council's next steps

- Email testimony 1 day before hearing

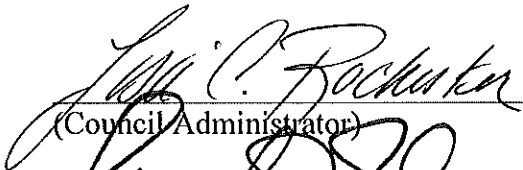
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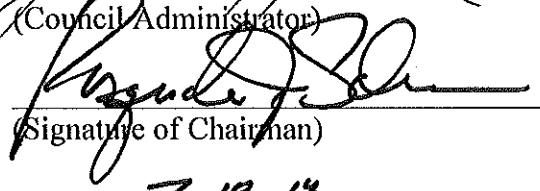
- Email testimony 1 day before hearing
- Publicize for signing up
- Public notice to superintendent of schools
- Our mission, goal, objectives
- Invite both participants and receive testimony (invite Dept. of Ed.)
- 30 day notice for audio/CTN
- DCS website, Secretary of State website, John McKay –media venues
- Hearing- 3 minutes per person limit
- Have people put their testimony in writing if not attending
- Create hierarchy for legislatures to speak first, districts, superintendents, council people, architects, engineers, etc. to speak
- Responding to mission statement
- Grant strategy replacement procedure
- Identify which aspect of speaking/processing info for hearing
- Hearing from construction teams (involved in projects)
- CT School Construction Coalition has interests in being here

Item 6: Assignments of Tasks for Public Hearing

- TBD

Adjournment


(Council Administrator) 7/10/12


(Signature of Chairman)

7.10.12
(Date)